



## *Planning & Zoning*

### Agendas & Minutes

OCTOBER 18, 2006

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, OCTOBER 18, 2006, at 3:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Old Business
  1. Subdivision #2003-52 – Norris L. Niblett RW  
Final
  2. Subdivision #2004-55 – J. Michael Warring-MJR Investors, L.L.C.MJ  
Preliminary
  3. Subdivision #2005-25 – Northern Oak Estates, L.L.C. IGB  
Preliminary
  4. Subdivision #2005-39 – B & W Ventures, L.L.C. IGB  
Preliminary
  5. Subdivision #2005-57 – Blackwater Creek, Inc. BG  
Preliminary
  6. Subdivision #2005-65 – Reynolds Road, L.L.C. IGB  
Preliminary
  7. Subdivision #2005-67 – Summer Hill Developments RS  
Preliminary
  8. C/Z #1595 – Blackwater Creek, Inc. BG

- |     |                                    |    |
|-----|------------------------------------|----|
| 9.  | C/Z #1596 – Blackwater Creek, Inc. | BG |
| 10. | C/Z #1597 – Blackwater Creek, Inc. | BG |
| 11. | C/Z #1602 – Triple D Double J, LLC | RS |

Agenda  
October 18, 2006  
Page 2

#### IV. Other Business

- |     |   |     |
|-----|---|-----|
| 1.  | Joan C. Townsend<br>2 Parcels on 30' Right of Way – Road 357                              | RS  |
| 2.  | Eric Tingle<br>Lot and 50' Easement – Road 619  | IGB |
| 3.  | Subdivision #2004-56 – Ocean Atlantic VIII, L.L.C.<br>Reddenwood Phase 2 – Time Extension | MJ  |
| 4.  | Subdivision #2004-58 – Norris Niblett<br>Cross Key Village – Time Extension               | BG  |
| 5.  | Subdivision #2005-59 – Landlock, L.L.C.<br>Amended Condition of Approval – Road 351       | RS  |
| 6.  | C/U #1595 – Shore Movement<br>Amended Condition of Approval – Route 9                     | MJ  |
| 7.  | Short's Marine<br>C/U #1551 – Site Plan – Road 306-A                                      | MJ  |
| 8.  | H I S S, L.L.C.<br>Preliminary Commercial Site Plan – Route 9                             | MJ  |
| 9.  | Al Parker<br>Preliminary Commercial Site Plan – Route 9                                   | MJ  |
| 10. | Chesapeake Homes<br>Preliminary Commercial Site Plan – U. S. Route 13                     | BG  |
| 11. | Peter Demarie<br>Preliminary Commercial Site Plan – Route One                             | RS  |
| 12. | Community Bank of Delaware<br>Preliminary Commercial Site Plan – Route One                | MJ  |

13. Vines Creek Marina, L.P. RS  
Conceptual Multi-Family Site Plan – Road 341-B

Agenda  
October 18, 2006  
Page 3

14. Peninsula Lakes (formerly Bay Farm) MJ  
C/Z #1474 – Revised Master Plan – Road 299
15. Saw Grass MR/RPC MJ  
Clubhouse and Entry Features Site Plan – Road 274
16. Bayville Shores Tennis Area Townhomes RS  
C/Z #1585 – Site Plan – Route 54
17. Nassau Grove MR/RPC MJ  
C/Z #1552 – Revised Master Plan – Road 265
18. Nassau Grove MR/RPC MJ  
C/Z #1552 – Final Record Plan Phase 1 – Road 265
19. The Peninsula MR/RPC MJ  
Still Waters – Revised Site Plan – Road 299
20. The Peninsula MR/RPC MJ  
Conservancy – Revised Site Plan – Road 299
21. Hawkseye Subdivision MJ  
Revised Record Plan – Road 267
22. The Vineyards MJ  
Revised Conceptual Multi-Family and Commercial Site Plan –  
Route 9
23. Subdivision #2005-56 – Reynolds Pond, L.L.C. IGB  
Preliminary – Isaac's Glen

## OLD BUSINESS

1. Subdivision #2003-52 -- application of **NORRIS L. NIBLETT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 38.71 acres into 42 lots, located south of Road 46, 1,125 feet east of Road 526A.
2. Subdivision #2004-55 -- the application of **J. MICHAEL WARRING – MJR INVESTORS, L.L.C.** to reconsider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 76.85 acres into 100 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located northwesterly side of Road 297 (Mount Joy Road), 1,360 feet southeast of Road 308 (Cordrey Road).
3. Subdivision #2005-25 -- application of **NORTHERN OAK ESTATES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 13.72 acres into 13 lots, located north of Road 231 (Reynolds Pond Road), 1,266 feet northwest of Route 5.
4. Subdivision #2005-39 -- application of **B & W VENTURES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 29.11 acres into 20 lots, located south of Road 215 (Slaughter Neck Road), 1,600 feet west of Route One.
5. Subdivision #2005-57 -- application of **BLACKWATER CREEK, INC.** to consider the Subdivision (Cluster Development) of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 200 acres into 400 lots, located south of Route 54, east of Road 504, and north of Road 512.
6. Subdivision #2005-65 -- application of **REYNOLDS ROAD, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 47.55 acres into 95 lots, (Cluster Development), located west of Reynolds Road (Road 233), 2,278 feet north of Draper Road (Road 235).
7. Subdivision #2005-67 -- application of **SUMMER HILL DEVELOPMENTS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 20.56 acres into 33 lots, (Environmentally Sensitive Developing District Overlay Zone), located southwest of Williamsville Road (Road 395), 4,100 feet southeast of Route 54.

8. C/Z #1595 -- application of **BLACKWATER CREEK, INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Little Creek Hundred, Sussex County, land lying at the northeast corner of the intersection of Route 54 and Road 504, to be located on 3.2 acres, more or less.
9. C/Z #1596 -- application of **BLACKWATER CREEK, INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to an AR-1/RPC Agricultural Residential District-Residential Planned Community for a certain parcel of land lying and being in Little Creek Hundred, Sussex County, land lying north of Route 54 and east of Road 504, to be located on 232.86 acres, more or less.
10. C/Z #1597 -- application of **BLACKWATER CREEK, INC.** to amend the Comprehensive Zoning Map from a GR General Residential District to a GR/RPC General Residential District-Residential Planned Community for a certain parcel of land lying and being in Little Creek Hundred, Sussex County, land lying west of Road 504 and south of Route 54, to be located on 273.54 acres, more or less.
11. C/Z #1602 -- application of **TRIPLE D DOUBLE J, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a GR-RPC General Residential District-Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying east of Road 365, northeast of Road 367A and across from Road 367B, to be located on 71.77 acres, more or less.

Pursuant to 29 Del.C. 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED: OCTOBER 2, 2006